

April 10, 2013



Scott Harlicker
Planner, City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN, 55433

Re: Mercy skyway material narrative

Dear Scott,

This letter is to outline the material selection for the Mercy skyway along with methodology to arrive at specific material selections.

Material Issues:

The following were our design needs regarded for exterior materials for the skyway

- Due to the long span lengths of the skyway exterior material weights factored into selection options due to the loading on the structural system. As such, all masonry options (brick, stone, precast) were discounted as these materials would burden the structural system to an unreasonable extent.
- Due to the access issues with Coon Rapids Boulevard, we wanted materials that did not require frequent servicing. Chief among these issues are caulks and sealants that are required in most systems to account for expansion, contraction and material edges. Masonry, stucco and synthetic stucco (EIFS systems) all require sealants and joints to be field applied and routinely inspected. The life span of these sealants is dependent of the specific material and application. Regardless, they do require inspection and periodic replacement. In the case of Coon Rapids Boulevard, this would require a shutdown of the roadway. To the extent possible, we were looking for materials that had a lower level of periodic maintenance.
- From a weight, long term performance and cost standpoint, we looked at metal panel systems. We were able to find a system that had “dry seals” and can be applied as a finish panel up to 20 foot widths at a time.
- An option for all glass exterior was considered but the cost factors for both initial cost and the thermal controls (heating and cooling) pushed this option out of consideration.

Benefits of Metal Panel system: (System proposed is Centria Formawall)

The following are some of the benefits of the metal panel system we are proposing:

- The system has “dry seals” which will not require caulking or post-applied sealants. This eliminates a major concern regarding servicing and long term maintenance.
- The system provides both exterior and interior finish for the skyway. This eliminated the need for an interior framed wall and finish thus reducing weight, time to construct and cost of the skyway.
- Windows in the skyway are an integral part of the metal panel system and supplied by the same metal panel supplier.
- The system can wrap and provide a finish under the skyway (over the roadway) allowing a single point of responsibility for the entire exterior enclosure except the roofing system. This will help eliminate conflicts if performance issues arise.

POPE ARCHITECTS, INC.

1295 BANDANA BOULEVARD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101

www.popearch.com

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Piers/Structural supports:

The structural supports for the skyway are site cast concrete. We are proposing to leave the base of the supports as exposed concrete and start the metal panel wrap up away from the ground to limit damage to the panels due to snow buildup & removal, as well as lawn maintenance.

Follow Up:

We intend to provide samples, partial mock up and larger color chips at the Planning Commission meeting later this month. If you have questions or concerns prior to the meeting please let me know.

Sincerely,

POPE ARCHITECTS, INC.

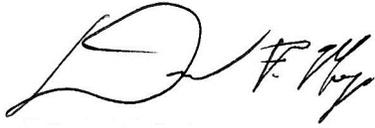
A handwritten signature in black ink, appearing to read "D. Moga". The signature is fluid and cursive, with a large initial "D" and a stylized "Moga".

David Moga, AIA
Project Manager

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A handwritten signature in black ink, appearing to read 'D. F. My'.

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